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PRELIMINARY SITE DEVELOPMENT AND USE PLAN

(This sample form is also available on diskette)

for the CD, Planned Commercial District
at [location: number, name of street or intersection of two streets]

This Preliminary Site Development and Use Plan is prepared under the provisions of §175-44A and §175-45, and §135-42B and D, of the Zoning By-Law.

Location and Boundaries: The property which is included in this Planned Commercial district has its frontage on ----- Street and is commonly known as the ----- property. A map of the area proposed to be rezoned to become a CD, Planned Commercial district, is attached as Appendix A. A metes and bounds description of the boundaries of the area within the Planned Commercial district is attached as Appendix B.

Subject to 20-- Zoning By-Law: The land and development in this Planned Commercial district is subject to the provisions, with exceptions as noted herein, of the Zoning By-Law of the Town of Lexington containing all amendments approved by the 20-- Annual Town Meeting and referred to as the "20-- Zoning By-Law". Subsequent amendments to the Zoning By-Law shall not apply to this District.

Conditions on Transfer: Any sale or transfer of rights or interests in the property in this Planned Commercial district shall include a condition that successors and assigns are bound to the terms and conditions of this Preliminary Site Development and Use Plan and of any Special Permit with Site Plan Review (SPS) or other Special Permit granted by the Board of Appeals for this zoning district.

Plans, Exhibits and Documents: The following plans, exhibits and other documents are part of this Preliminary Site Development and Use Plan:

Sheet No.	Title, Prepared by:	Most Recent Date
Sheet 1	Property Rights and Dimensional Standards Plan, <i>MNO Land Surveyor</i>	<i>x/xx/xx</i>
Sheet 2	Site Construction Plan, <i>XYZ Engineering</i>	<i>x/xx/xx</i>
Sheet 3	Landscape Plan, <i>ABC Landscape Architect</i>	<i>x/xx/xx</i>
Sheet 4*	Visual Representation, Scale and Massing, <i>DEF Architect</i>	<i>x/xx/xx</i>
	<i>* This may be included either here with plans or with the text</i>	

Note: §175-7-D(2) of the Development Regulations refers to “Other, Non-Regulatory Material”. That material should be submitted as an attachment to the **APPLICATION FORM**.

Do not include that material in the Preliminary Site Development and Use Plan. It should be labeled as “For informational purposes only. Does not include substantive provisions that affect this planned commercial district”.

The attachment to the Application Form should include a list of maps, analyses and exhibits serially numbered and indexed. Sheets should be numbered --, -- and -- in the same form as in the PSDUP.

[Note: List here the sheets that are analytical e.g., a site analysis, or promotional, but not regulatory.]

Sheet No.	Title, Prepared by:	Most Recent Date
Sheet 5	Site Analysis Map, <i>ABC Landscape Architect</i>	x/xx/xx
Sheet 6	Locus-context Map, <i>ABC Landscape Architect</i>	x/xx/xx
Sheet 7	Street Layout Plan and a Street Profile Plan, <i>XYZ Engineering</i>	x/xx/xx
Sheet 8	Utilities Plan, <i>XYZ Engineering</i>	x/xx/xx

C--, ----- -----, Zoning District Applies: The land and development in this Planned Commercial District is subject to the same standards and provisions as the C--, ----- -----, zoning district with the following exceptions:

1. DESCRIPTION OF PERMITTED USES or another title TYPES OF USES PERMITTED

Permitted Uses

Only the following principal uses which are listed in Table 1, Permitted Uses and Development Standards, of the Zoning By-Law of the Town of Lexington, as amended and dated 20--, are permitted:

Line	Use
------	-----

[copy specific uses from Table 1, Zoning By-Law]

In addition the following uses, not specifically mentioned in Table 1, are permitted:

Use #1 _____
Use #2 _____
etc. _____

Accessory uses normally coincident with _____ uses shall be permitted.

2. DIMENSIONAL STANDARDS

In addition to the dimensional and development standards and provisions set forth in the Zoning By-Law for the C--, -----, zoning district, the following special conditions, which are **greater or more restrictive** than the C--, -----, zoning district shall apply in this CD, Planned Commercial district:

*EXAMPLES: [Use only those dimensional standards that will be **greater or more restrictive** than those for the C--, -----, zoning district generally.]*

Minimum Lot Area in square feet	Not less than --- square feet
Minimum Lot Frontage in feet	Not less than --- feet
Minimum Front Yard Setback in feet	Not less than --- feet from ----- Street; ----- Street is designated as the frontage street.
Minimum Side Yard in feet	Easterly side, from the land now or formerly of ----: Not less than --- feet; Westerly side, from the land now or formerly of ----: Not less than --- feet
Minimum Rear Yard in feet	From the land now or formerly of -----: Not less than --- feet
Minimum Side and Rear Yard Adjacent to, or facing, the R-, One Family Dwelling district in feet	From the land across ----- Street: Not less than --- feet or From the land now or formerly of -----: Not less than --- feet
Total gross floor area	Not to exceed___ square feet.
Maximum Floor Area Ratio (F.A.R.)	Not to exceed _____ square feet.
Maximum % Site Coverage	Not to exceed ____ square feet.
Maximum Height of Buildings	in stories: in feet:
Maximum Impervious Surface Ratio	
Open space (natural area not covered by structure paving)	Not less than ____ square feet.

3. OTHER ZONING PROVISIONS

Landscaping: Landscaping, transition areas and screening will be provided in compliance with Article X of the Zoning By-Law with the following exceptions:

[Describe exceptions to the general landscaping etc. requirements that will apply only in this

planned Commercial district.]

Landscaping, transition areas and screening will be provided as shown on Sheet -, Landscape Plan.

- OR -

[Rather than committing to a specific planting plan, with a specific plant schedule, at the preliminary site development and use plan stage, another way to set forth provisions for landscaping is to: 1) describe objectives-criteria for landscaping to be reviewed by the Special Permit Granting Authority when the definitive plan is submitted to them, and 2) identify the general areas for landscaping and the types of plant materials.. The wording would be:]

Landscaping: Landscaping, transition areas and screening will be provided **in general** as shown on Sheet -, Landscape Plan. The definitive site development and use plan to be presented to the Special Permit Granting Authority will provide greater detail and shall meet landscape design elements which meet the following objectives:

[Describe the landscaping design objectives.]

Off-Street Parking and Loading: Off-street parking and loading shall be provided in compliance with Article XI of the Zoning By-Law with the following exceptions:

[Describe exceptions to the off-street parking and loading requirements that will apply only in this planned commercial district.]

Signs: Signs are permitted in compliance with Article XII of the Zoning By-Law with the following exceptions:

[Describe exceptions to the sign requirements that will apply only in this planned Commercial district.]

Other: *[Include here other zoning type regulatory provisions or exceptions from provisions of the Zoning Bylaw.]* Such as:

Illumination: Describe standards for illumination.

For example: All exterior illumination shall be operated only during the following hours:
_. Exterior lighting shall be the low level/low intensity type.

Exterior display or storage products: No exterior display or storage of products will be allowed. No commercial vehicles may be parked outside on the premises except during the hours of ___ to .

Days and hours of operation: The hours of operation for all occupants shall not begin before a.m. nor extend beyond ___ p.m., Monday through ___, except that on ___, the hours of operation may extend until not later than ___ p.m.

4. TABLE OF DEVELOPMENT DATA

1) total land area: square feet, acres;

- 2) area in vegetated wetland: square feet, acres;
- 3) developable site area: square feet, acres;
- 4) length of street and area (square feet and acres) within street right of way;
- 5) area in common or usable open space: square feet, acres;
- 6) area (square feet and acres) and percentage of site coverage of buildings;
- 7) area covered with impervious surface: square feet, acres;
- 8) impervious surface ratio;
- 9) gross floor area and net floor area: square feet, acres;
- 10) floor area ratio: square feet, acres;
- 11) number of off-street parking spaces and loading bays.

5. SPECIAL CONDITIONS

*[Specific, written proposal dealing with any of the conditions as outlined in §175-11C(1)-(8) of the Planning Board's Development Regulations. The proposals will be **outlined** here with the full proposal, such as a deed of land or a financial contribution, set forth in a separate document attached as an appendix to the Preliminary Site Development and Use Plan.]*

The following special conditions shall apply in this CD, Planned Commercial district. The following is an outline of the special condition(s). The full text of the condition(s) is set forth in an appendix to this Plan.

BY: [name of development entity - applicant]

[Name of person typewritten and signature of person authorized to act in behalf of development entity]

DATE:

NOTES ON SPECIAL CONDITIONS

There is, and will be, a wide variety in the type of special conditions reflecting the peculiarities and context of individual locations.

The petitioner should review carefully the Planning Board's "Alternate Transportation Services Policy for RD, CD Rezoning Proposals", that discuss issues that will be the subject of special conditions.

Samples of special conditions included in developments subject to the Planning Board's Policies:

1. Transportation

- Initiated, participated in formation of Transportation Management Association aimed at reduction on single occupant automobile usage
- engineering services for redesign of an intersection, segment of a street
- reservation of land for widening of right-of-way
- installation of traffic signal
- limitations on parking - hours of operation, utilization

Among the topics covered in the Preliminary Site Development and Use Plans approved to date by the Town Meeting for both planned residential and planned commercial districts are: [Copies of the specific wording used in these Plans is available from the Planning Board office. These are offered not as perfect "models" in each case but as an sample and a point of departure.]

1. Land ownership:

- indicating a second party owned part of the land and agreed to the development restrictions.

2. A grant of land to the Town:

- for a street widening
- for open space use
- preservation of sight lines at an intersection (easement)

3. Financial contribution to the town:

- for engineering services for redesign of an intersection
- for the landscaping, beautification of traffic islands
- for affordable housing

4. Payment in lieu of taxes

- for a non-profit medical/residential facility

5. Sharing of facilities with the Town:

- use of parking area in non-business hours for access to conservation area
- use of a portion of a building for a senior center
- assuming responsibility for maintenance of a Town recreation area adjoining the area to be rezoned

6. Limitations on Uses:

- restricted to "community based" businesses, meaning those oriented to and serving primarily Lexington households
- limiting uses to those with low traffic generating characteristics.

7. Hours of Operation:

- sensitivity to neighborhood: maintaining daytime hours, with the exception of one evening per week
- sensitivity to peak hour traffic congestion: scheduling hours of operation to avoid conflict with peak hour traffic

8. Traffic, Transportation Demand Management

- physical restraint of the use of parking spaces during peak hours to avoid conflicts with peak hour traffic
- promoting alternative transportation modes by providing a company-owned vanpool; by promoting carpooling and designating preferred parking spaces for carpoolers; by purchasing MBTA passes for employees
- by participating in, establishing Transportation Management Association
- by controlling access-egress with a one-way system
- by sharing an access drive with an abutting development
- by limiting the number of employees
- by deferring building construction until adjacent highway is reconstructed

9. Parking:

- by prohibiting commercial vehicles after operating hours
- by screening the parking area so it is not visible from the street or from residential areas

10. Development Limitations:

- by prohibiting development on one (of two) parcels

11. Design, Aesthetic Considerations:

- by specifying that the color and tone of materials should be subdued
- by specifying that scale, detailing and materials would be residential in character

12. Site Development Issues:

- by specifying the preservation of existing trees
- by specifying the preservation of an existing wetland
- by designating an area to be used for water retention for several parcels
- by limiting the direction and hours of illumination within the building, where visible from residential properties

Other Development Limitations May Include:

Wetlands, Storm Water Runoff: [Describe special conditions to handle site specific conditions.]

Preliminary Site Development and Use Plan
for CD district at _____ *[location]*

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Utilities Underground: Electric, telephone, cable TV and other such lines and equipment shall be either underground or as inconspicuous as possible.